

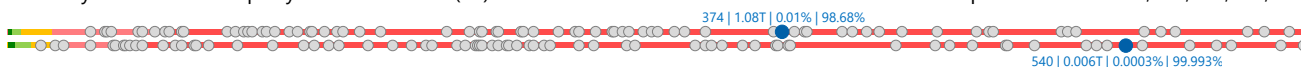
# GWSA Greenwood Sejahtera Tbk.

## COMPANY REPORT : JANUARY 2019

Main Board  
Industry Sector : Property, Real Estate & Building Construction (6)  
Industry Sub Sector : Property And Real Estate (61)

## As of 31 January 2019

Individual Index : 55.200  
Listed Shares : 7,800,760,000  
Market Capitalization : 1,076,504,880,000



### COMPANY HISTORY

Established Date : 16-Apr-1990  
Listing Date : 23-Dec-2011 (IPO Price: 250)  
Underwriter IPO :  
PT HD Capital Tbk.  
PT Danareksa Sekuritas  
PT Mandiri Sekuritas  
Securities Administration Bureau :  
PT Adimitra Jasa Korpora

### SHAREHOLDERS (December 2018)

1. PT Prima Permata Sejahtera	4,387,657,776	: 56.25%
2. PT Kencana Graha Nusamandiri	1,813,102,224	: 23.24%
3. Public (<5%)	1,600,000,000	: 20.51%

### DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
-							

### BOARD OF COMMISSIONERS

1. Ang Anri Pribadi
  2. Arie Kusumastuti Maria \*)
  3. Juanto Salim
- \*) *Independent Commissioners*

### ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	1,600,000,000	23-Dec-11	23-Dec-11
2.	Company Listing	6,200,760,000	23-Dec-11	23-Dec-11

### BOARD OF DIRECTORS

1. Paulus Indra Intan
2. Anita
3. Dedy Ismunandar Seotiarso
4. Suherman Anggawinata

### AUDIT COMMITTEE

1. Arie Kusumastuti Maria
2. Andreas Bahana
3. Poltak Gindo Parluhutan Tampubolon

### CORPORATE SECRETARY

Linda Halim

### HEAD OFFICE

TCC-Batavia Tower One Building, 45th Floor  
Jl. KH. Mas Mansyur Kav. 126  
Jakarta 10220

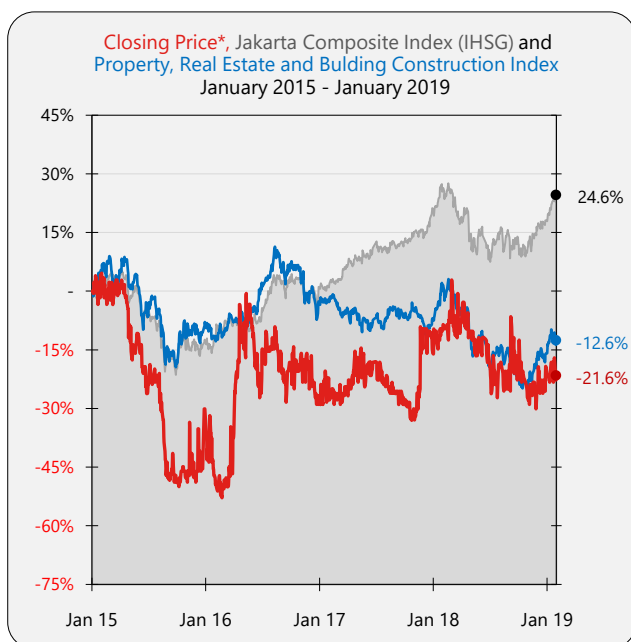
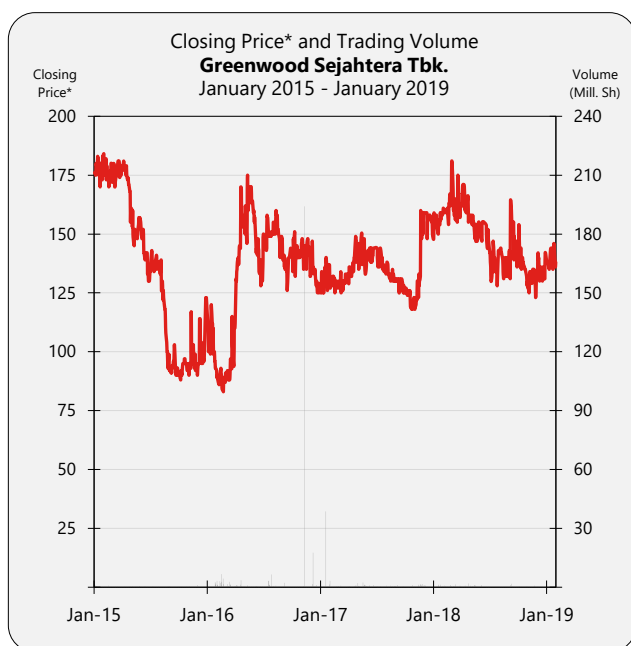
Phone : (021) 3199-6000

Fax : (021) 3199-6008

Homepage : [www.greenwoodsejahtera.com](http://www.greenwoodsejahtera.com)

Email : [pr@greenwoodsejahtera.com](mailto:pr@greenwoodsejahtera.com)

[linda.halim@greenwoodsejahtera.com](mailto:linda.halim@greenwoodsejahtera.com)



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	26	312	96	42	2
Value (Billion Rp)	4	39	13	6	0.3
Frequency (Thou. X)	4	12	6	4	0.3
Days	222	240	228	230	21
<b>Price (Rupiah)</b>					
High	186	194	170	188	147
Low	82	81	116	120	129
Close	123	129	150	142	138
Close*	123	129	150	142	138
<b>PER (X)</b>					
PER (X)	0.76	5.72	11.89	8.23	8.00
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
<b>PBV (X)</b>					
PBV (X)	0.15	0.16	0.18	0.16	0.16

\* Adjusted price after corporate action

## TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	184	168	183	312	5,816	1,031	21
Feb-15	186	167	180	180	2,202	382	17
Mar-15	182	164	177	95	780	136	20
Apr-15	184	145	161	154	1,628	270	20
May-15	167	145	157	1,169	3,279	511	19
Jun-15	156	130	132	907	1,489	214	19
Jul-15	150	130	136	148	1,925	264	18
Aug-15	140	90	99	194	1,463	154	19
Sep-15	110	87	91	232	2,181	201	20
Oct-15	102	82	92	173	2,252	206	18
Nov-15	117	90	93	104	894	81	19
Dec-15	123	90	123	59	1,650	152	12
Jan-16	140	92	93	141	6,169	587	17
Feb-16	104	81	87	645	29,755	2,630	20
Mar-16	120	85	110	904	11,275	1,028	21
Apr-16	194	111	154	1,156	10,987	1,679	21
May-16	179	146	160	2,214	5,257	856	20
Jun-16	160	128	139	918	4,710	656	22
Jul-16	175	138	151	526	18,275	2,737	16
Aug-16	163	135	148	427	3,285	496	22
Sep-16	148	126	143	209	2,885	374	20
Oct-16	160	130	142	195	1,035	147	21
Nov-16	155	129	132	167	195,647	24,091	20
Dec-16	154	116	129	4,742	23,209	3,356	20
Jan-17	140	121	134	350	41,572	5,525	20
Feb-17	137	122	128	1,997	6,007	785	19
Mar-17	138	125	130	288	2,098	274	22
Apr-17	150	129	138	437	5,417	751	17
May-17	155	133	140	676	12,473	1,777	20
Jun-17	146	131	144	243	3,596	516	13
Jul-17	144	131	134	150	1,408	199	18
Aug-17	138	129	130	347	4,767	627	22
Sep-17	137	118	125	346	2,864	370	17
Oct-17	131	116	123	353	2,769	336	20
Nov-17	170	117	159	830	10,618	1,486	22
Dec-17	160	142	150	238	2,902	447	18
Jan-18	164	145	159	507	6,089	937	22
Feb-18	170	150	167	490	4,992	793	19
Mar-18	183	155	161	505	5,954	961	21
Apr-18	175	151	158	339	5,232	833	20
May-18	160	141	150	164	5,202	784	19
Jun-18	159	140	146	106	2,513	370	12
Jul-18	149	125	142	134	490	67	18
Aug-18	145	129	134	78	306	42	18
Sep-18	188	131	136	1,067	5,332	839	19
Oct-18	154	128	128	614	3,202	442	23
Nov-18	135	120	132	220	1,581	211	21
Dec-18	145	127	142	221	1,201	161	18
Jan-19	147	129	138	268	2,310	300	21

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	54,415	134,875	139,869	175,171	239,015
Receivables	20,737	31,844	647,098	21,232	17,753
Inventories	748,459	560,058	613,420	682,139	781,818
Investment	593,116	3,131,309	3,415,842	3,592,041	3,628,929
Fixed Assets	210,502	212,862	202,486	191,280	182,921
Other Assets	56,871	58,667	59,680	51,553	45,391
<b>Total Assets</b>	<b>2,292,662</b>	<b>6,805,278</b>	<b>6,963,273</b>	<b>7,200,861</b>	<b>7,395,692</b>
<b>Growth (%)</b>		<b>196.83%</b>	<b>2.32%</b>	<b>3.41%</b>	<b>2.71%</b>

Trade Payable	42,300	38,035	16,125	13,917	10,240
<b>Total Liabilities</b>	<b>321,208</b>	<b>536,332</b>	<b>478,485</b>	<b>524,361</b>	<b>618,006</b>
<b>Growth (%)</b>		<b>66.97%</b>	<b>-10.79%</b>	<b>9.59%</b>	<b>17.86%</b>

Authorized Capital	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000
Paid up Capital	780,076	780,076	780,076	780,076	780,076
Paid up Capital (Shares)	7,801	7,801	7,801	7,801	7,801
Par Value	100	100	100	100	100
Retained Earnings	924,831	5,216,349	5,424,273	5,614,677	5,715,563
<b>Total Equity</b>	<b>1,971,454</b>	<b>6,268,946</b>	<b>6,484,788</b>	<b>6,676,500</b>	<b>6,777,685</b>
<b>Growth (%)</b>		<b>217.99%</b>	<b>3.44%</b>	<b>2.96%</b>	<b>1.52%</b>

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	176,001	83,739	141,440	84,986	53,589
<b>Growth (%)</b>		<b>-52.42%</b>	<b>68.90%</b>	<b>-39.91%</b>	

Cost of Revenues	47,311	25,079	39,341	27,005	20,278
Gross Profit	128,690	58,661	102,098	57,981	33,311
Operating Expenses	-	-1,210,453	-113,013	-132,592	75,230
Operating Profit	-	-	-	-	-41,919
<b>Growth (%)</b>					

Other Income (Expenses)	60,595	-	-	-	142,877
Income Before Tax	189,285	1,269,114	215,112	190,572	100,958
Tax	17,539	5,250	4,963	2,072	894
Profit for the period	171,745	1,263,864	210,149	188,500	100,065
<b>Growth (%)</b>		<b>635.89%</b>	<b>-83.37%</b>	<b>-10.30%</b>	

Period Attributable	167,937	1,261,414	207,924	190,404	100,886
Comprehensive Income	171,745	1,264,139	210,038	188,463	100,041
Comprehensive Attributable	167,937	1,261,621	207,866	190,420	100,902

RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	-	-	-	-	-
EPS (Rp)	22.02	162.02	26.94	24.16	12.83
BV (Rp)	252.73	803.63	831.30	855.88	868.85
DAR (X)	0.14	0.08	0.07	0.07	0.08
DER(X)	0.16	0.09	0.07	0.08	0.09
ROA (%)	7.49	18.57	3.02	2.62	1.35
ROE (%)	8.71	20.16	3.24	2.82	1.48
GPM (%)	73.12	70.05	72.18	68.22	62.16
OPM (%)	-	-	-	-	-78.22
NPM (%)	97.58	1,509.28	148.58	221.80	186.73
Payout Ratio (%)	-	-	-	-	-
Yield (%)	-	-	-	-	-

*US\$ Rate (BI), Rp	12,436	13,794	13,436	13,548	14,929
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